

# ACWEST

AMERICA CENTER  
WEST



SHORENSTEIN



CBRE



CUSHMAN &  
WAKEFIELD

6201 AMERICA CENTER DRIVE | SAN JOSE

## // PROPERTY HIGHLIGHTS



### 6-STORY CLASS A OFFICE BUILDING:

Suite 100:  $\pm 5,553$  SF

Suite 200:  $\pm 13,621$  SF\*

Suite 240:  $\pm 15,429$  SF\*

*\*Suites can be combined  
for a total of  $\pm 29,050$  SF*

Suite 300:  $\pm 38,519$  SF\*\*

Suite 400:  $\pm 38,519$  SF\*\*

Suite 500:  $\pm 38,519$  SF\*\*

*\*\*Suites can be combined:  $\pm 77,038$   
up to  $\pm 115,557$  SF*



### ENERGY STAR SCORE

74



### OUTDOOR AMENITIES

Seating Area with Fire Pits &  
Collaboration Space

Basketball, Sport Court &  
Pickle Ball



### FITNESS CENTER

State-of-the-Art Fitness  
Center with Showers &  
Lockers



### SUSTAINABILITY

Energy-efficient building  
design and eco-friendly  
amenities

[View Green Scorecard](#)



### PARKING

Generous  $\pm 3.3/1,000$  parking  
ratio with EV charging stations



### TRANSPORTATION

ACE Train Shuttle Stop  
on Site with Direct  
Connection to ACE Train



### CAFÉ

On-Site Café Serving  
Breakfast & Lunch



# ACWEST

## // SITE PLAN

### SPORT COURTS & COLLABORATION SPACE



### OUTDOOR AMENITIES

Seating Area with Fire Pits & Collaboration Space



# ACWEST

Outdoor Seating & BBQ Area



Fitness Center



Conference Facility



On-site Café

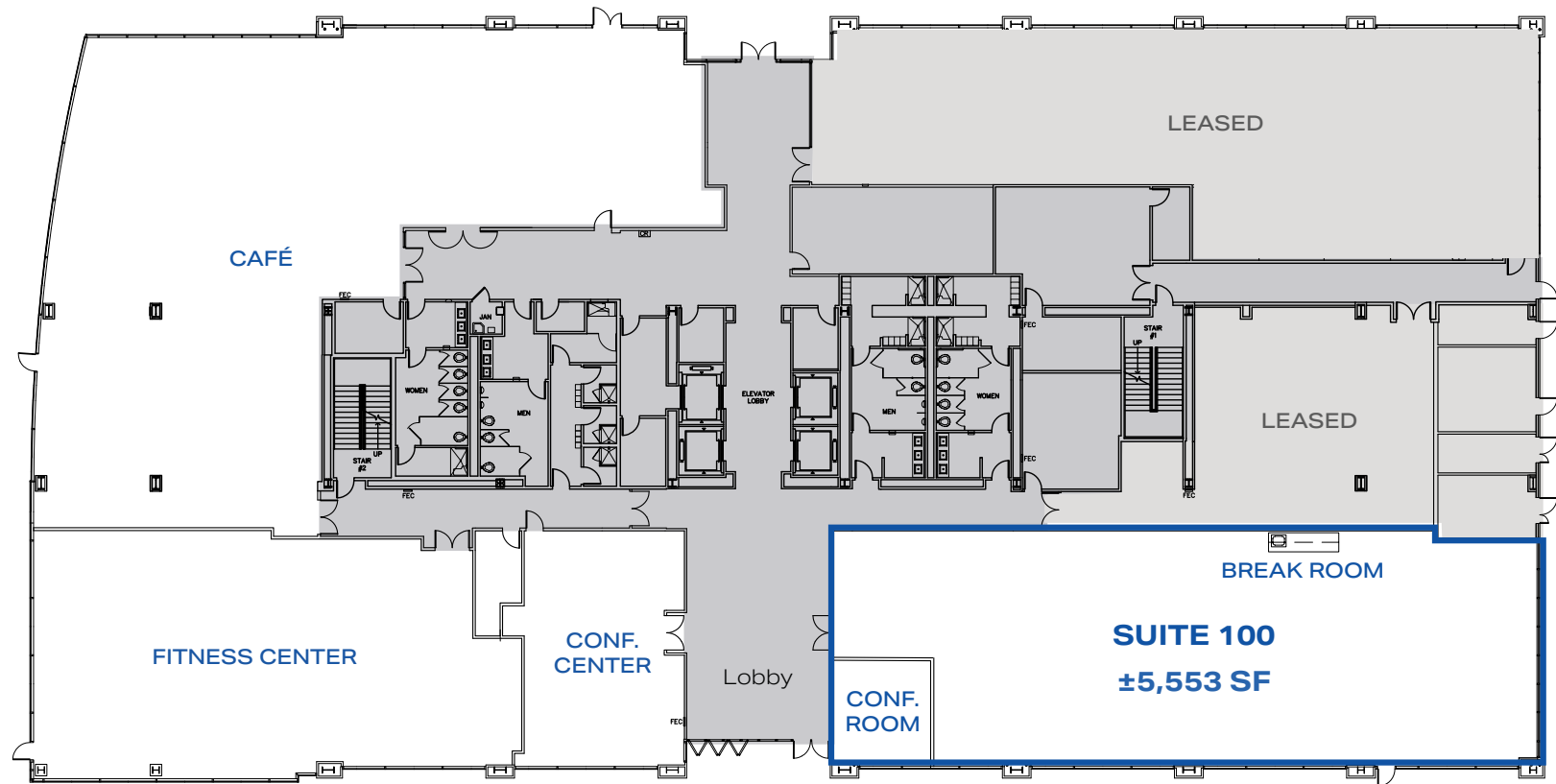


Sport Courts & Collab Space



# ACWEST

## FIRST FLOOR



### SUITE 100:

- 1 Conference Room
- Break Room

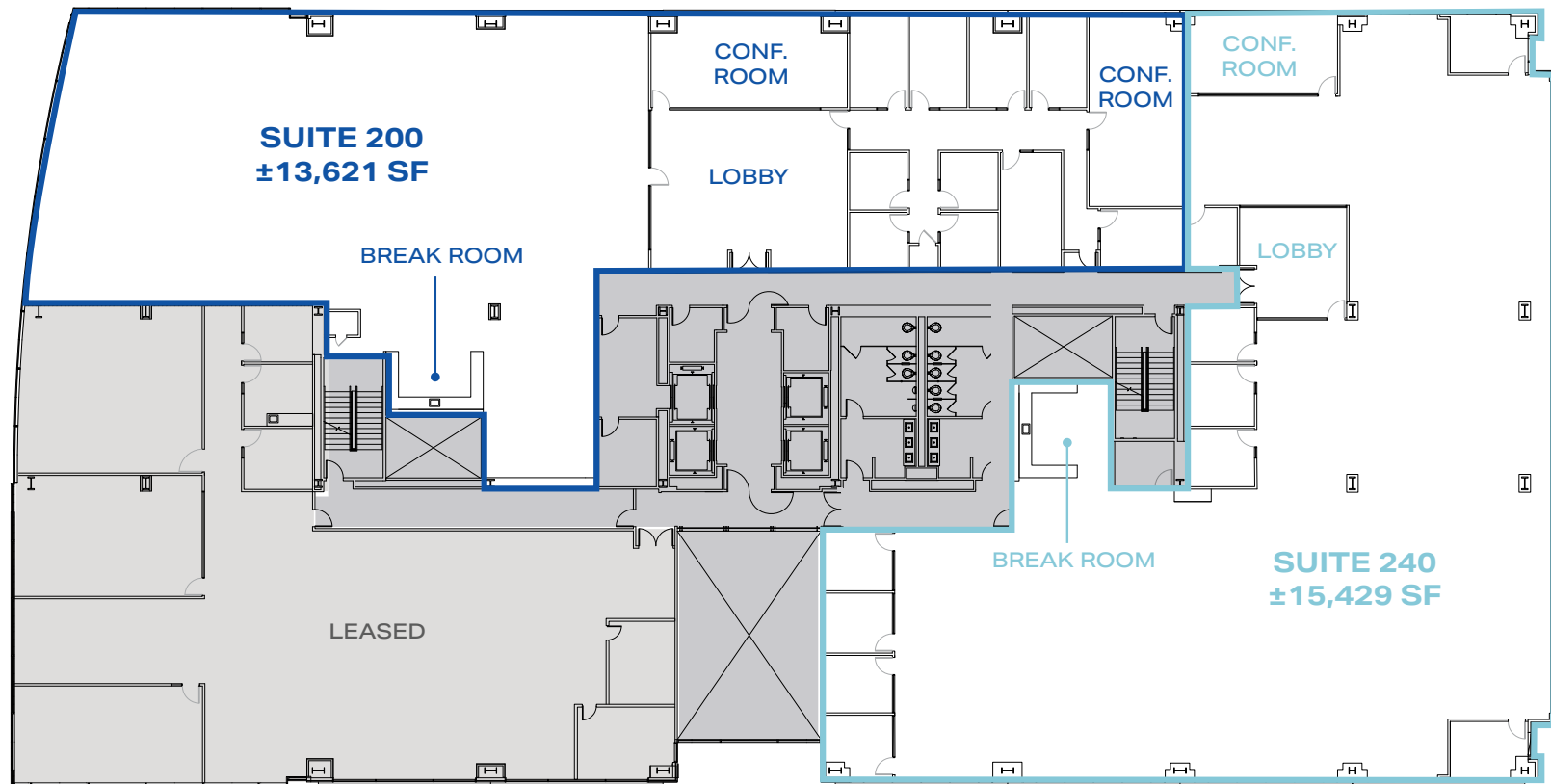
### ON-SITE AMENITIES:

- Café
- Fitness Center
- Conference Center



# ACWEST

## // SECOND FLOOR



### SUITE 200:

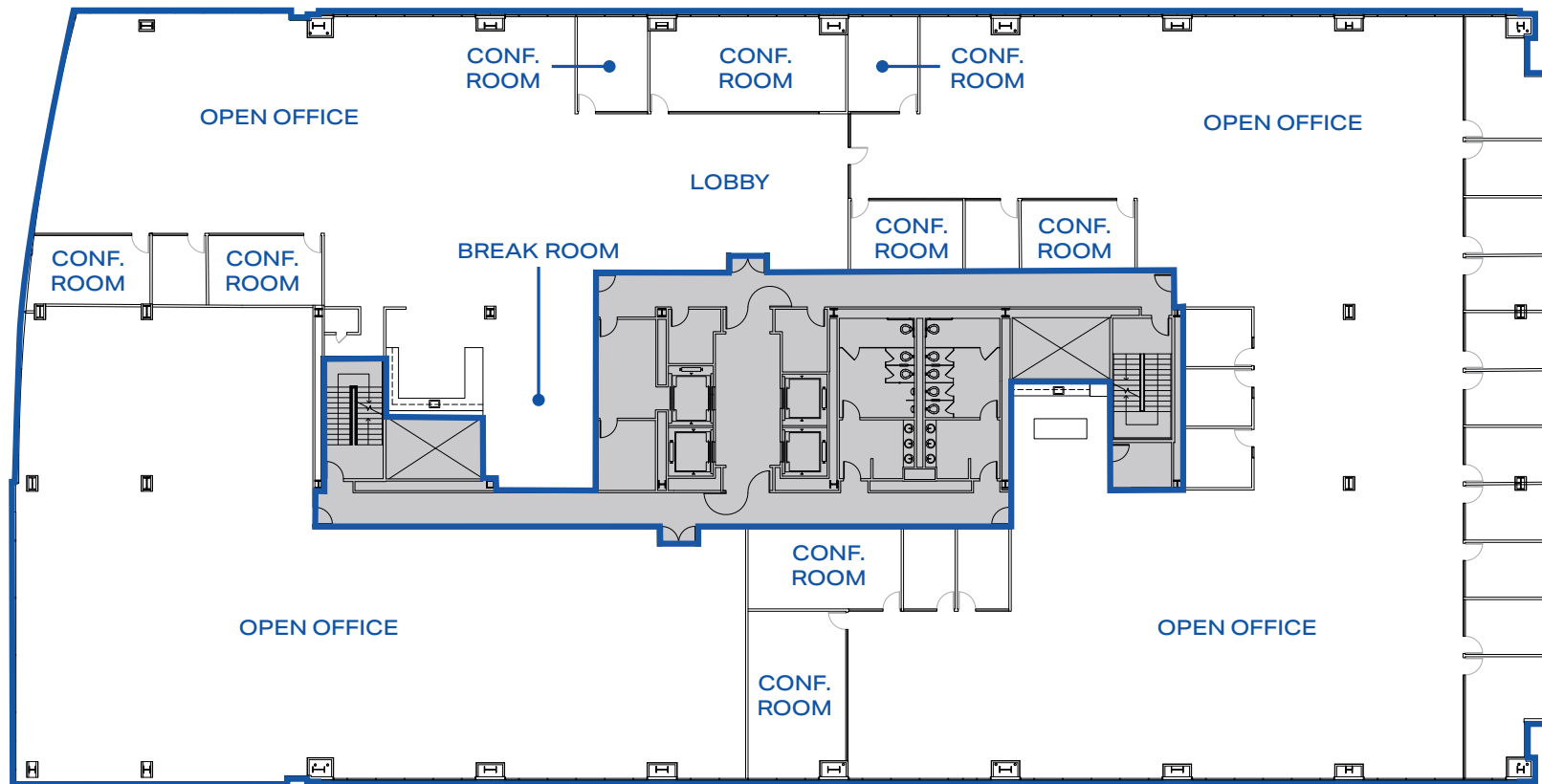
- 9 Offices
- 2 Conference Rooms
- Break Room

### SUITE 240:

- 9 Offices
- 1 Conference Room
- Break Room

# ACWEST

## THIRD FLOOR ±38,519 SF



### SUITE 300:

- ±38,519 SF
- 17 Offices
- 7 Conference Rooms
- Break Room

# ACWEST

## FOURTH FLOOR ±38,519 SF



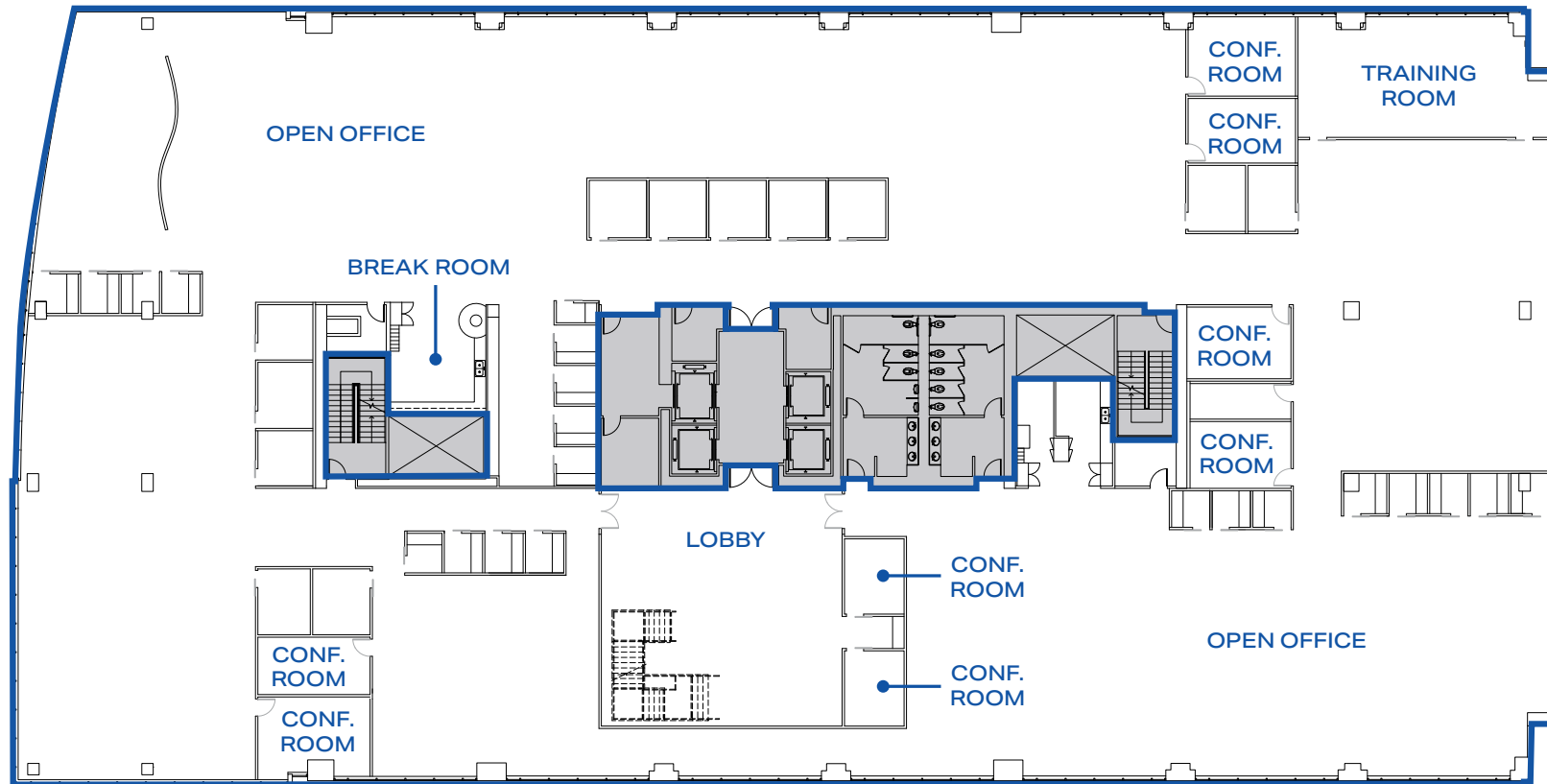
### SUITE 400:

- ±38,519 SF
- 26 Offices
- 6 Conference Rooms



# ACWEST

## // FIFTH FLOOR ±38,519 SF



### SUITE 500:

- ±38,519 SF
- 12 Offices
- 8 Conference Rooms
- Training Room

# ACWEST

## // AMENITIES

- 1** Loop Neighborhood Market  
Chick'nCone  
Golkonda Indian  
Joe Chinese  
TOGO's Sandwiches
- 2** 1 Oz Coffee
- 3** Hyatt Regency & Convention Center  
Hilton Santa Clara  
La Fontana  
Evolution Restaurant & Bar  
Market Cafe  
Truya Sushi
- 4** Chicken Meets Rice  
Bistro Siam  
Pho Khang  
Bawarchi Indian Cuisine  
Mikayla's Café
- 5** **@FIRST**  
Hyatt House  
Courtyard by Marriott  
Target  
Fish's Wild  
SAJJ Mediterranean  
Blue Water Seafood and Crab  
Panda Express  
Shan Restaurant  
Chick-fil-A  
Chipotle Mexican Grill  
CVS  
Starbucks
- 6** Avatar Hotel  
Santa Clara Marriott  
Tea Spot Cafe  
Iguanas Burritozilla  
House of Bagels  
Amakai Japanese  
HiroNori Craft Ramen  
Banh Me & Bowl
- 7** **MERCADO**  
In-N-Out  
Tomatina  
Krispy Kreme  
SmokeEaters  
Starbucks  
Jamba Juice  
World Wrapps  
Pho Hoa & Jazen  
Tostadas Prime  
The Roasted Crab  
Subway  
Paris Baguette  
AMC Theatres  
Homegoods  
Walmart
- 8** **SANTA CLARA SQUARE**  
Whole Foods Market  
CorePower Yoga  
Chipotle  
Gong Cha  
Jack's  
Pacific Catch  
Puesto  
Tender Greens  
Fleming's Steakhouse  
Lula's Chocolates  
Barebottle Brewing Co.  
Opa! Santa Clara  
Floodcraft Taproom  
Il Fornaio  
Starbucks  
The Halal Guys  
Eureka!

6201 AMERICA CENTER DRIVE | SAN JOSE



# ACWEST

## //TRANSPORTATION

**19 MINUTES** on VTA Light Rail to  
Milpitas BART Station

**20 MINUTES** on ACE Green Shuttle to  
ACE Train Station

**25 MINUTES** on VTA Light Rail to  
Mountain View Caltrain Station

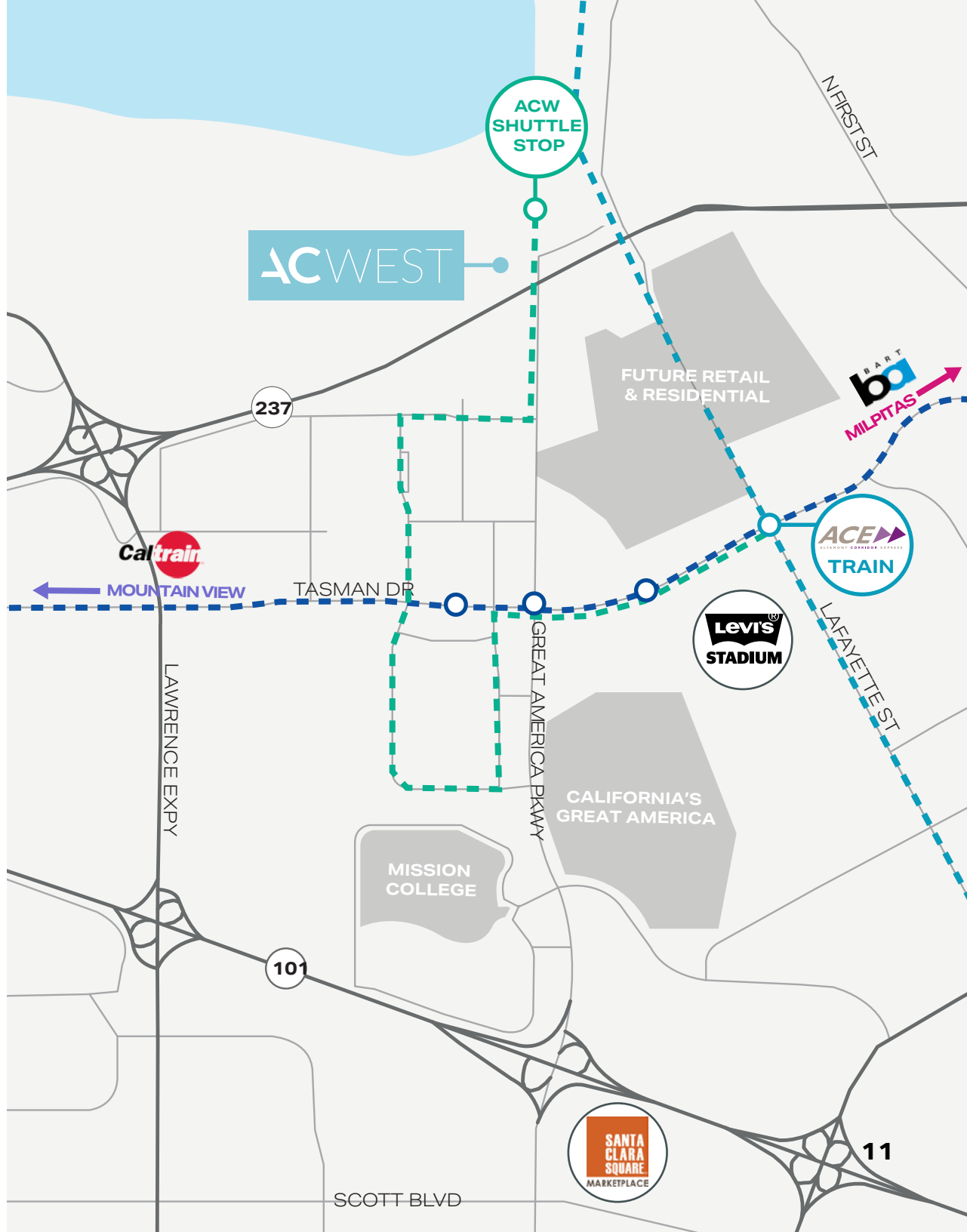
**39 MINUTES** on ACE Train to Pleasanton

**52 MINUTES** on Caltrain to San  
Francisco from Mountain View Caltrain  
Station

**64 MINUTES** on BART to Downtown  
Berkeley from Milpitas BART Station

- ■ ■ ■ VTA LIGHT RAIL
- ■ ■ ■ ACE GREEN SHUTTLE
- ■ ■ ■ ACE TRAIN

6201 AMERICA CENTER DRIVE | SAN JOSE





# ACWEST

## AMERICACENTER WEST

6201 AMERICA CENTER DRIVE  
SAN JOSE

**SHERMAN CHAN**  
CBRE  
Lic. 01046769  
408 453 7488  
Sherman.chan@cbre.com

**STEVE HORTON**  
Cushman & Wakefield  
Lic. 01127340  
408 615 3412  
steve.horton@cushwake.com

**COLIN FEICHTMEIR**  
Cushman & Wakefield  
Lic. 01298061  
408 615 3443  
colin.feichtmeir@cushwake.com

**KELLY YODER**  
Cushman & Wakefield  
Lic. 01821117  
408 615 3427  
kelly.yoder@cushwake.com



**CBRE**

